

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for a Variance - Chipola Area Habitat for Humanity - Corner of Pecan Street & 4th Avenue

### MEETING DATE

Tuesday, April 14, 2026

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

Chipola Area Habitat for Humanity requests a variance for the signage for property located at the corner of Pecan Street and 4<sup>th</sup> Avenue. The proposed variance will allow signage to be placed in the right of way. The right of way is seventy (70) feet on Pecan Street and fifty (50) feet on 4<sup>th</sup> Avenue. The applicant is requesting placement of signage approximately twenty-two (22) feet encroached into the right of way, diagonally between 4<sup>th</sup> Avenue and Pecan Street. The signage placement would be between the property line and a fire hydrant. Installing proper signage for the Chipley Heights subdivision offers essential benefits, including improved navigation for emergency services, easier location for visitors/deliveries and creates community identity. Strategically placing the signage will ensure clear identification without causing traffic obstructions, enhancing safety and visibility.

City of Chipley's Code of Ordinances reviewed are listed below.

### ARTICLE VI. - DISTRICT REGULATIONS

#### Sec. 44-150. - Residential land use districts.

Yard setback:

- (i) Front: 30 feet.
- (ii) Side: Ten feet.
- (iii) Rear: 20 feet, principal building.

### ARTICLE XI. - VARIANCES

#### Sec. 44-293. - Hearing on petition.

- (b) In considering variances to the land development code, the city council shall, before making a decision in a specific case, first determine:
  - (1) That the proposed variation does not constitute a change in the districts shown on the zoning map;
  - (2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;
  - (3) That the proposed variation will not impair the established values of property in the surrounding area;
  - (4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
  - (5) That the special conditions and circumstances do not result from the actions of the applicant;
  - (6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings or structures in the same zoning district;

- (7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant:
- (8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:
- (9) That the grant of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

The notice of hearing was sent via certified mail on March 12, 2026, to thirty-six (36) property owners located within 300 feet of the property requesting the variance, at the corner of Pecan Street and 4th Avenue. To date, eighteen (18) recipients have signed for the certified mail, and one notice has been returned.

According to FEMA National Flood Hazard Layer data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The Planning and Zoning Commission met on April 7, 2026, at 3:00 p.m. and approved the recommendation by a vote of four (4) to zero (0).

## **RECOMMENDATION**

City Staff recommend approval of the proposed variance for signage placement, due to limited frontage for code-compliant signage.

## **ATTACHMENTS**

Variance packet with supporting documents.